

*Historic Preservation Commission  
Meeting Minutes of May 17, 2011*

Chairman Wally Shidler called the meeting to order at 6:00 p.m. Present: Commissioner Michelle Sanchez, Vice Chair Barry Milofsky, and Chairman Shidler. Absent: Commissioner Carolina Luna. Also present: Historic Preservation Intern Carli Chauvin, Senior Planner Albert Fontanez, Planning Manager Eric Garcia, and Recording Secretary Genny Ochoa.

**Minutes of the meeting held on April 19, 2011**

Motion by Commissioner Sanchez, seconded by Vice Chair Milofsky, to approve the minutes of the meeting held on April 19, 2011 as presented. The motion carried.

**Public Appearances**

None.

**Continued Public Hearings**

None.

**Public Hearings**

Chairman Shidler recommended to deviate from the order of the agenda and to place Item D at the front of the listed Public Hearings.

- D. Case No. 11-04 HRD: A resolution recommending to the City Council the designation of 5610 Soto Street (APN: 6310-015-024) as a Historic Resource for Placement on the Huntington Park Historic Register.

Planning Manager Garcia reported that on Monday, May 16 staff had received a letter of opposition to Case No. 11-04 HRD from Arnold K. Graham of the law firm of Graham • Vaage LLP,. In his letter, Mr. Graham indicated that his firm represents Wendy and Alan Hart whom he identifies as the “owners of the real property located at 5610 Soto Street...” Mr. Garcia stated that the letter was under City Attorney review. Mr. Garcia added that the letter would be incorporated as part of the record of opposition to Case No. 11-04 HRD.

Historic Preservation Intern Carli Chauvin reviewed staff’s Designation Report, which included the Executive Summary, building criteria for historic designation, Administrative Comments, and Recommendation. Ms. Chauvin stated that the structure on the subject property, known as the Lane-Wells Building, has retained a high degree of integrity and exemplifies the Streamline Moderne architectural style of the 1930s. Ms. Chauvin stated that qualifying criteria for the building’s historic designation includes the unique architecture as well as the building’s association with the Lane-Wells Company, a manufacturer of oil drilling equipment. Ms. Chauvin further stated that staff recommended that the Commission adopt the proposed resolution recommending to the City Council the designation of 5610 Soto Street as a Historic Resource for Placement on the Huntington Park Historic Register.

Vice Chair Milofsky noted that the property owner listed in the Designation Report differs from the information given in Mr. Graham's correspondence to staff. After a brief discussion, Vice Chair Milofsky recommended that the public hearing be continued in order for staff to verify the legal ownership of the subject property.

Chairman Shidler opened the public hearing and called for those wishing to speak in favor of/or against Case No. 11-04 HRD. Mr. Arnold K. Graham, (Graham • Vaage LLP, 500 N. Brand, #1030, Glendale, CA 91203), came forward to speak against Case No. 11-04 HRD and stated that he represented the property owners, Alan and Wendy Hart. Mr. Graham stated that the property was listed in the name of City National Bank for insurance purposes only, and not ownership. Mr. Graham stated that continuance of the public hearing would pose a hardship to the property owners to travel to Huntington Park and requested that the public hearing NOT be continued.

Mr. Graham cited the following reasons, among others, for the property owners' objection to the designation of the subject property, as indicated in his letter of opposition dated May 16, 2011:

- the City's historic designation ordinance creates an overlay of the property limiting modifications to the building, e.g. exterior paint, windows, and controlling the allowable uses for the subject site
- the historic designation of the subject property would unfairly "create substantial added expense to the owners of the property for any work they wish to perform" as opposed to other property owners
- the requirements related to "obtaining a 'Certificate of No Effect' are so limiting that they eviscerate the owners' right to perform any work on the Subject Property" and "the designation and its application deprives the property of being able to achieve its highest and best use"
- the historic designation of the subject property "will have the effect of depriving the owners of significant economic use of their property rights, and hence a diminution in the value of their property..."

Mr. Graham stated that should the City Council vote to designate the property as a historic resource, the property owners will pursue compensation from the City for devaluation of the property and for "an unconstitutional taking" of the property. Mr. Graham added that the City should purchase the subject property if it wishes to pursue its historic designation and asked that the Commission deny the historic designation of 5610 Soto Street.

Mr. Alan Hart and Mrs. Wendy Hart, property owners, came forward to express their strong opposition to Case No. 11-04 HRD. Mr. Hart stated that the proposed historic designation of the property would cause an onerous process in pursuing any building modifications. Mrs. Hart stated that the proposed designation would create a "cloud" over potential opportunities in the sale of the property. Mrs. Hart reiterated that they would be subjected to comply with requirements and regulations not imposed to other property owners, as well as go through an onerous and costly process to obtain approval for any building improvements and/or modifications, including improvements to make the building an "environmental" building.

With no one else coming forward to speak in favor of/or against Case No. 11-04 HRD, Chairman Shidler declared the public hearing closed.

Vice Chair Milofsky informed Mr. and Mrs. Hart that the City's historic preservation ordinance has no control over modifications to the interior of a structure or its use, and does allow for modifications to a portion of a structure. Vice Chair Milofsky encouraged the property owners to look into the property tax relief benefits offered through a Mills Act contract with the City, which is available to property owners of historic designated properties.

After a discussion, Planning Manager Garcia stated that staff would 1) revise the proposed resolution to specify that the historic designation applies only to the two front buildings on the property; and 2) obtain legal verification of property ownership.

After a discussion, Vice Chair Milofsky motioned, seconded by Commissioner Sanchez, to continue the public hearing for Case No. 11-04 HRD to the regular meeting of August 16, 2011. The motion carried as follows: Ayes: Commissioner Sanchez, Vice Chair Milofsky, and Chairman Shidler; Noes: None; Absent: Commissioner Luna.

*Senior Planner Albert Fontanez left the meeting at 6:37 p.m.*

- A. Case No. 11-01 HRD: A resolution recommending to the City Council the designation of 6125 Rugby Avenue (APN: 6320-019-018) as a Historic Resource for Placement on the Huntington Park Historic Register.

Historic Preservation Intern Carli Chauvin reported that this case, along with Cases Nos. 11-02 HRD and 11-03 HRD, pertain to properties on the same block of Rugby Avenue. Ms. Chauvin displayed a PowerPoint presentation and reviewed the Designation Report for Case No. 11-01 HRD. Ms. Chauvin stated the Craftsman Bungalow architectural style of the structure meets the criteria for historic designation under Municipal Code Section 9-3.1806(A)(3). Ms. Chauvin added that the subject property exemplifies the distinctive characteristic of a historic resource property, and that staff recommended the adoption of the proposed resolution recommending to the City Council the designation of the subject property as a Historic Resource for Placement on the Huntington Park Historic Register.

Vice Chair Milofsky complimented staff for combining the three historic designation applications in complying with the public notice requirements.

Chairman Shidler opened the public hearing and called for those wishing to speak in favor of/or against Case No. 11-01 HRD. Hearing no one, the public hearing was declared closed.

After a brief discussion, Chairman Shidler motioned, seconded by Vice Chair Milofsky, to APPROVE AND ADOPT the resolution recommending to the City Council the designation of 6125 Rugby Avenue (APN: 6320-019-018) as a Historic Resource for Placement on the Huntington Park Historic Register. The motion carried as follows: Ayes: Commissioner Sanchez, Vice Chair Milofsky, and Chairman Shidler; Noes: None; Absent: Commissioner Luna.

- B. Case No. 11-02 HRD: A resolution recommending to the City Council the designation of 6139 Rugby Avenue (APN: 6320-019-021) as a Historic Resource for Placement on the Huntington Park Historic Register.

Ms. Chauvin reviewed the Designation Report for Case No. 11-02 HRD and stated the Colonial Revival Craftsman architectural style of the structure meets the criteria for historic designation under Municipal Code Section 9-3.1806(A)(3). Ms. Chauvin added that staff recommended the adoption of the proposed resolution recommending to the City Council the designation of the subject property as a Historic Resource for Placement on the Huntington Park Historic Register.

Chairman Shidler opened the public hearing and called for those wishing to speak in favor of/or against Case No. 11-02 HRD. With no one coming forward, the public hearing was declared closed.

Chairman Shidler motioned, seconded by Commissioner Sanchez, to APPROVE AND ADOPT the resolution recommending to the City Council the designation of 6139 Rugby Avenue (APN: 6320-019-021) as a Historic Resource for Placement on the Huntington Park Historic Register. The motion carried as follows: Ayes: Commissioner Sanchez, Vice Chair Milofsky, and Chairman Shidler; Noes: None; Absent: Commissioner Luna.

- C. Case No. 11-03 HRD: A resolution recommending to the City Council the designation of 6205 Rugby Avenue (APN: 6320-019-024) as a Historic Resource for Placement on the Huntington Park Historic Register.

Ms. Chauvin reviewed the Designation Report for Case No. 11-03 HRD and stated that the subject property architectural style is Craftsman Bungalow and qualifies for historic designation under Municipal Code Section 9-3.1806(A)(3). Ms. Chauvin added that staff recommended the adoption of the proposed resolution recommending to the City Council the designation of the subject property as a Historic Resource for Placement on the Huntington Park Historic Register.

Chairman Shidler opened the public hearing and called for those wishing to speak in favor of/or against Case No. 11-03 HRD. Hearing no one, Chairman Shidler closed the public hearing.

Vice Chair Milofsky made a motion, seconded by Commissioner Sanchez, to APPROVE AND ADOPT the resolution recommending to the City Council the designation of 6205 Rugby Avenue (APN: 6320-019-024) as a Historic Resource for Placement on the Huntington Park Historic Register. The motion carried as follows: Ayes: Commissioner Sanchez, Vice Chair Milofsky, and Chairman Shidler; Noes: None; Absent: Commissioner Luna.

### **New Business**

None.

### **Subjects Presented by Historic Preservation Commissioners**

Chairman Shidler asked if staff had found information on the naming of Schultz Park to Salt Lake Park. Historic Preservation Intern Chauvin stated that staff would continue to research the City's archives and report any findings to the Commission.

**Information Items**

Planning Manager Garcia gave a brief report on the May 2011 Annual California Preservation Conference, attended by Commissioner Sanchez, Historic Preservation Intern Chauvin and Mr. Garcia. Commissioner Sanchez reported that she found that the City's Commission is advanced in its historic preservation efforts, as compared to other cities in the state. Commissioner Sanchez requested that the Commission's newsletter include an article on the Conference, as well as an article on the Mills Act.

Mr. Garcia informed the Commissioners that the Plaque Presentation Ceremony for the Moore-Sanchez House has been rescheduled to Thursday, June 23, 2011 at 3 p.m.

Chairman Shidler asked if staff had found any information on the naming of Salt Lake Park. Ms. Chauvin stated that staff would continue researching the City's archives and report back.

**Identification of Items in Progress**

A. Designation of display photographs.

Planning Manager Garcia stated that the date for the Public Works Department to mount the display photographs of the designated properties the City Hall walls was pending.

B. Street Tree Removal Policy.

After a brief discussion, Planning Manager Garcia stated that this item would be placed for discussion on the Commission agenda of the regular meeting in July.

**Closed Session**

None.

**Adjournment**

There being no further business, Chairman Shidler adjourned the meeting at 7:07 p.m.

ATTEST:

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Chairman

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Secretary